

September 28, 2017

Mr. Ford called the Meeting of the Union Township Planning Board/Board of Adjustment to order at 7:00 p.m.

Mr. Ford welcomed Robert Sullivan as a new Member of the Board. He had been sworn previously by Atty. Anderson and will serve as Alternate I.

Members Present: Mr. Mazza, Mr. Walchuk, Mr. Nace, Mr. Eschbach, Mr. Sullivan, Ms. Rocca, Mr. Ford

Members Absent: Mr. Stothoff, Mr. Kastrud, Mr. Ryland

Others Present: Board Atty. Mark Anderson, Daniel Wojcik

Open Public Meetings Act Notice: I would like to have placed in the minutes that the Open Public Meeting Requirements of Law have been satisfied by our notices dated January 19, 2017, as published in the Hunterdon County Democrat and January 20, 2017, as published in the Courier News. A copy of the Notice has also been posted on the Township Website, the Bulletin Board in the Municipal Building and a copy has been filed with the Municipal Clerk.

Approval of Minutes: Mr. Eschbach made a motion to approve the minutes of the August 24, 2017 Meeting. Mr. Mazza seconded the motion.

Vote: Ayes: Mr. Eschbach, Mr. Walchuk, Mr. Nace, Ms. Rocca, Mr. Ford

Abstain: Mr. Mazza, Mr. Sullivan

Mr. Mazza made a motion to approve the minutes of the September 6, 2017 Regular and Executive Session minutes of the Joint Committee/Planning Board Meeting.

Vote: Ayes: Mr. Walchuk, Mr. Nace, Mr. Eschbach, Ms. Rocca

Abstain: Mr. Mazza, Mr. Sullivan, Mr. Ford

Mr. Ford announced a change in the order of the agenda.

Wojcik: Block 22, Lot 25.16, 25 Patrick Drive: Daniel Wojcik asked the Board for direction regarding his request to construct a garage in an area that does not comply with Ordinance setback requirements. Mr. Wojcik said the proposed location would be more aesthetically appealing than if it was constructed within allowed setbacks. Mr. Ford apprised Mr. Wojcik that the Board could not give specific direction. He also told Mr. Wojcik that it would be advisable to submit a formal application that could probably be acted upon for completeness, followed by the Public Hearing. Mr. Wojcik thanked the Board for their consideration.

Issue of Completeness: Union Township Board of Education: Block 21, Lot 7, 145 Perryville Road:

Minor Subdivision: Mr. Clerico had submitted a report dated September 27, 2017 recommending that the Board deem the application incomplete; however, Mr. Clerico indicated the Board could grant temporary waivers for Checklist Items B-8 & C-8; grant permanent waivers for Checklist Items B-19, 20, 22, 30 & C-19, 20 & 22; and deny a waiver for B-42. Mr. Ford asked for a motion.

Motion: Based upon Mr. Clerico's recommendation, Mr. Eschbach made a motion to deem the application incomplete. Mr. Mazza seconded the motion.

Vote: Ayes: Mr. Eschbach, Mr. Mazza, Mr. Walchuk, Mr. Nace, Mr. Sullivan, Ms. Rocca, Mr. Ford

Sujet: Block 19, Lots 6 & 6.01, 115 Driftway East: Minor Subdivision/Lot Line Adjustment: Public Hearing: Mr. Ford gave a brief update on the status of the application. He said the Hearing was carried from the August 24, 2017 meeting in order that Board members have adequate time to review the February 28, 2016 Transcript prior to voting. Atty. Anderson had prepared a memorializing Resolution for the Board's action if they approved the application.

Mr. Ford said initially the Board should vote on the application and if approved they could take action on the Resolution.

Motion to Approve: Mr. Nace made a motion to approve the application with conditions outlined in an e-mail from Atty. Anderson. Mr. Eschbach seconded the motion.

Vote: Ayes: Mr. Nace, Mr. Eschbach, Mr. Mazza, Mr. Walchuk, Mr. Sullivan, Ms. Rocca, Mr. Ford

Motion to Approve: Mr. Mazza made a motion to memorialize the Resolution. Ms. Rocca seconded the motion.

Vote: Ayes: Mr. Mazza, Ms. Rocca, Mr. Nace, Mr. Eschbach, Mr. Sullivan, Mr. Ford

Abstain: Mr. Walchuk

Correspondence: Mr. Ford mentioned a letter from the Town of Clinton Land Use Board regarding a Public Hearing for a Minor Subdivision & Variances, including a proposed 149.92 ft. Sign. A few Members plan to attend the October 3, 2017 Hearing. Mr. Mazza asked if the Board would like Atty. Anderson to attend. The consensus was yes.

Comments from the Public/Other Business:

Wojcik: Block 22, Lot 25.16, 25 Patrick Drive: Addressed earlier

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Motion to Adjourn: Mr. Mazza made a motion to adjourn. Mr. Nace seconded the motion.
(7:29 p.m.)

Vote: All Ayes, No Nays, Motion Carried

Grace A. Kocher, Secretary